048.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	945,100 / 945,100
					USE VALUE:	945,100 / 945,100
					ASSESSED:	945,100 / 945,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	-28	HAYES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY RICHARD/KELLIANNE
Owner 2:	
Owner 3:	
Street 1:	28 HAYES ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MURPHY RICHARD/KELLIANNE -
Owner 2:	-
Street 1:	28 HAYES ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Stucco Exterior and 3265 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4800.000	491,500	2,400	451,200	945,100
Total Card	0.110	491,500	2,400	451,200	945,100
Total Parcel	0.110	491,500	2,400	451,200	945,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.49 | /Parcel: 289.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

34206

GIS Ref

GIS Ref

Insp Date

11/10/18

!4080!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 048.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	491,500	2400	4,800.	451,200	945,100	945,100	Year End Roll	12/18/2019
2019	104	FV	375,200	2400	4,800.	479,400	857,000	857,000	Year End Roll	1/3/2019
2018	104	FV	375,200	2400	4,800.	349,700	727,300	727,300	Year End Roll	12/20/2017
2017	104	FV	351,000	2400	4,800.	304,600	658,000	658,000	Year End Roll	1/3/2017
2016	104	FV	351,000	2400	4,800.	259,400	612,800	612,800	Year End	1/4/2016
2015	104	FV	311,200	2400	4,800.	253,800	567,400	567,400	Year End Roll	12/11/2014
2014	104	FV	311,200	2400	4,800.	208,700	522,300	522,300	Year End Roll	12/16/2013
2013	104	FV	320,900	2400	4,800.	198,500	521,800	521,800		12/13/2012

PRINT

Date	Time
12/10/20	19:09:48

LAST REV

Date	Time
08/01/19	17:36:36
danam	

USER DEFINED

Prior Id # 1:	34206
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4080

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O NEIL HELEN	34693-568		1/30/2002		435,000	No	No		
	11068-201		3/12/1966		99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2019	568	New Wind	4,200	C				
4/17/2018	423	New Wind	4,200	C				
3/20/2013	395	Redo Kit	15,500	C				
9/13/2006	768	Renovate	4,000					exterior reno with

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
5/23/2013	Info Fm Prmt	EMK	Ellen K
3/25/2009	Measured	189	PATRIOT
3/20/2000	Inspected	270	PATRIOT
3/8/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

Total AC/HA: 0.11019 | Total SF/SM: 4800 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 451,200 | Spl Credit | Total: 451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97161722
Const Adj.:	0.99980003
Adj $ / SQ:	165.142
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	712347
Depreciation:	220827
Depreciated Total:	491519

COMMENTS

NO HEAT IN ATC, CK FOR NEW REAR DECK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 4 | Baths: 2 | HB

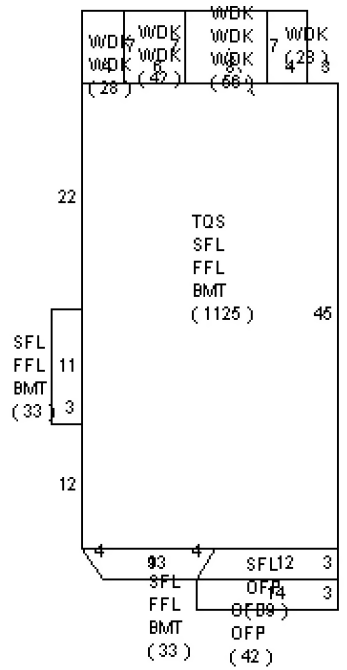
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,230	165.140	203,125
BMT	Basement	1,191	49.540	59,005
FFL	First Floor	1,191	165.140	196,684
TQS	3/4 Story	844	165.140	139,338
WDK	Deck	336	8.970	3,015
OFP	Open Porch	123	29.910	3,679

Net Sketched Area: 4,915 | Total: 604,846

Size Ad 3264.75 | Gross Are 5196 | FinArea 3265

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	165.14
Special Features:	0	Val/Su Net:	100.00
Final Total:	491500	Val/Su SzAd	150.55

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X17	F	FR	1916	25.53	T	50	104			2,400			2,400

More: N | Total Yard Items: 2,400 | Total Special Featues: | Total: 2,400